

SECTION 5: NEIGHBORHOOD COMMERCIAL (NC)

5.1 Purpose. This chapter establishes the Neighborhood Commercial Sub-District and standards specifically applicable within the Sub-District. The purpose of this Sub-District is to provide for small-scale commercial, while still maintaining compatibility with adjacent residential land uses. The NC Sub-District, as identified on the Four Corners Zoning Map, shall be measured 1/8 of a mile from the right-of-way of the edge of the nearest arterial intersection.

5.2 Principal Uses. Principal uses permitted in the NC Zoning Sub-District are listed below. With the exception of Agriculture and agriculture-related structures, any new construction associated with principal uses require an administrative land use permit from the Planning Department prior to any construction. See Article II for the permitting process.

Use	Comments
Agriculture and agricultural activity	
Bars	
Daycare facilities	
Essential Services, Type I	
Financial Institutions and Services	
Health and Exercise Services	
Home-Based Businesses and Home Occupations	
Medical and Dental clinics	
Mobile Home Parks	
Offices	Excluding commercial antennas.
Public and Quasi-Public Institutions	
Religious organizations and places of Worship	
Repair	
Residential	Includes single-family residences up to and including four-plexes (including apartments), accessory uses, guesthouses, and caretakers residences. Accessory dwelling units shall not exceed more than two.
Restaurants	Excluding drive-through windows
Schools	
Services, Personal and Business	
Wind and Solar Towers	

- 5.3 Conditional Uses.** Conditional uses permitted in the NC Zoning District are listed below. A conditional uses will require a conditional use permit (CUP) prior to establishment and will require a conditional use permit pursuant to Article II prior to commencement.

Use	Comments
Automobile fuel sales	
Bed and Breakfast Inns	
Car washes	
Communication Towers	Outside of platted subdivisions
Community Centers	
Essential Services, Type II	
Golf courses and country clubs	
Non-Conforming Uses, Expansion	
Nursing and Residential Care Facilities	
Repair, Light Goods	
Residential	Residential uses exceeding four-plex units
Restaurants	Including drive-through windows
RV parks and recreational campgrounds	
Sand and Gravel Mining Operations	
Special Events Facilities	
Warehousing	Self-storage only

5.4 Required Property Line Setbacks.

5.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 7.2.5.

5.4.2 Exemptions. When a lot owner owns multiple lots, landscape buffers for the common interior property line do not apply and lot owners may build across lot lines. Landscaped buffers apply on the outer lot lines.

- 5.5 Building Height.** Unless otherwise excepted by Section 5.5.1, the height of all new Structures shall be limited to 50 feet as measured from the lowest point of the finished grade to the highest structural point of the roof.

5.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 5.5.

- 5.6 Density.** There are no density requirements for commercial subdivision. Residential density shall not exceed 1.75 units per gross acre.

5.7 Additional Standards.

5.7.1 Commercial Building Footprints Commercial building footprints shall not exceed 5,000 square feet.

- 5.7.2 Development Standards. Refer to Section 7 for Development Standards.
- 5.7.3 Other Requirements. Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law. If the requirements of this Regulation conflict with the requirements of any other lawfully adopted rules, regulations or covenants, the most restrictive (or higher standard) shall govern.